

172.0

0010

0001.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

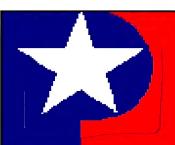
704,000 / 704,000

USE VALUE:

704,000 / 704,000

ASSESSED:

704,000 / 704,000



## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 12 |        | WEST ST, ARLINGTON    |

## OWNERSHIP

Unit #: 12

|                    |  |
|--------------------|--|
| Owner 1: DING YUAN |  |
| Owner 2:           |  |
| Owner 3:           |  |

Street 1: 12 WEST ST  
Street 2:Twn/Cty: ARLINGTON  
St/Prov: MA Cntry Own Occ: Y  
Postal: 02476 Type:PREVIOUS OWNER  
Owner 1: DING YUAN -  
Owner 2: LIU JIAYI -  
Street 1: 12 WEST ST  
Twn/Cty: ARLINGTON  
St/Prov: MA Cntry  
Postal: 02476NARRATIVE DESCRIPTION  
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Vinyl Exterior and 2210 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

| PROPERTY FACTORS |      |             |   |         |      |             |
|------------------|------|-------------|---|---------|------|-------------|
| Item             | Code | Description | % | Item    | Code | Description |
| Z                | R1   | SINGLE FA   |   | water   |      |             |
| o                |      |             |   | Sewer   |      |             |
| n                |      |             |   | Electri |      |             |
| Census:          |      |             |   | Exempt  |      |             |
| Flood Haz:       |      |             |   |         |      |             |
| D                |      |             |   | Topo    |      |             |
| s                |      |             |   | Street  |      |             |
| t                |      |             |   | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 7092  |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

## IN PROCESS APPRAISAL SUMMARY

| Legal Description       |       |                                       |                 |  |         |  |  | User Acct |
|-------------------------|-------|---------------------------------------|-----------------|--|---------|--|--|-----------|
| 102                     | 0.000 | 700,100                               | 3,900           |  | 704,000 |  |  | 195171    |
| Total Card              | 0.000 | 700,100                               | 3,900           |  | 704,000 |  |  | GIS Ref   |
| Total Parcel            | 0.000 | 700,100                               | 3,900           |  | 704,000 |  |  | GIS Ref   |
| Source: Market Adj Cost |       | Total Value per SQ unit /Card: 318.55 | /Parcel: 318.55 |  |         |  |  | Insp Date |
|                         |       |                                       |                 |  |         |  |  | 11/18/18  |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 102 | FV  | 700,100    | 3900      | .         | .          | 704,000     |               | Year end      | 12/23/2021 |
| 2021   | 102 | FV  | 679,600    | 3900      | .         | .          | 683,500     |               | Year End Roll | 12/10/2020 |
| 2020   | 102 | FV  | 733,500    | 3900      | .         | .          | 737,400     | 737,400       | Year End Roll | 12/18/2019 |
| 2019   | 102 | FV  | 637,900    | 3900      | .         | .          | 641,800     | 641,800       | Year End Roll | 1/3/2019   |
| 2018   | 102 | FV  | 564,500    | 3900      | .         | .          | 568,400     | 568,400       | Year End Roll | 12/20/2017 |
| 2017   | 102 | FV  | 514,800    | 3900      | .         | .          | 518,700     | 518,700       | Year End Roll | 1/3/2017   |
| 2016   | 102 | FV  | 514,800    | 3900      | .         | .          | 518,700     | 518,700       | Year End      | 1/4/2016   |
| 2015   | 102 | FV  | 475,900    | 3900      | .         | .          | 479,800     | 479,800       | Year End Roll | 12/11/2014 |

## SALES INFORMATION

| Grantor         | Legal Ref | Type | Date       | Sale Code   | Sale Price | V  | Tst | Verif | Notes | PAT ACCT. |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|-----------|
| DING YUAN,      | 75340-127 | 1    | 8/11/2020  | Convenience | 99         | No | No  |       |       | 13374     |
| LEHMANN BERTRAM | 73312-306 | 1    | 9/20/2019  |             | 710,000    | No | No  |       |       |           |
| SIX DAVID A,    | 57221-196 |      | 7/29/2011  |             | 485,000    | No | No  |       |       |           |
| SANCHEZ MANUEL, | 55401-598 |      | 9/20/2010  | Sub Sale    | 465,000    | No | No  |       |       |           |
| PAP ANDRAS L,   | 49055-77  |      | 2/28/2007  |             | 421,500    | No | No  |       |       |           |
| BARNER TIMOTHY  | 37515-184 |      | 12/31/2002 |             | 403,000    | No | No  |       |       |           |
| DEVELLIS DANIEL | 22909-358 |      | 2/12/1993  |             | 154,000    | No | No  | Y     |       |           |

## BUILDING PERMITS

| Date      | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment           | Date       | Result   | By  | Name    |
|-----------|--------|----------|--------|-----|------------|----------|------------|-------------------|------------|----------|-----|---------|
| 9/16/1998 | 689    | Add Bath | 5,000  |     |            |          |            | ADD BATH/AND ROOM | 11/18/2018 | Measured | DGM | D Mann  |
|           |        |          |        |     |            |          |            |                   | 10/29/2011 | MLS      | EMK | Ellen K |
|           |        |          |        |     |            |          |            |                   | 12/5/2008  | MLS      | MM  | Mary M  |
|           |        |          |        |     |            |          |            |                   | 5/6/2000   |          | 197 | PATRIOT |

| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|
|       |                                |   |   |

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

| EXTERIOR INFORMATION         |                 |             |     | BATH FEATURES               |              |                     |           | COMMENTS   |            |            |     | SKETCH             |      |       |            | Undisplayed Areas:<br>GLA: 2210   |              |  |  |
|------------------------------|-----------------|-------------|-----|-----------------------------|--------------|---------------------|-----------|--|------------|------------|-----|--------------------|------|-------|------------|-----------------------------------|--------------|--|--|
| Type: 99 - Condo Conv        |                 |             |     | Full Bath: 2                | Rating: Good |                     |           | CONDO CONVERSION 2/93 643-1109, Building Number 1. |            |            |     |                    |      |       |            |                                   |              |  |  |
| Sty Ht: 2A - 2 Sty +Attic    |                 |             |     | A Bath:                     | Rating:      |                     |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| (Liv) Units: 1               | Total: 1        |             |     | 3/4 Bath:                   | Rating:      |                     |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Foundation: 3 - BrickorStone |                 |             |     | A 3QBth:                    | Rating:      |                     |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Frame: 1 - Wood              |                 |             |     | 1/2 Bath:                   | Rating:      |                     |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Prime Wall: 4 - Vinyl        |                 |             |     | A HBth:                     | Rating:      |                     |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Sec Wall: %                  |                 |             |     | OthrFix:                    | Rating:      |                     |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Roof Struct: 1 - Gable       |                 |             |     | OTHER FEATURES              |              |                     |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Roof Cover: 1 - Asphalt Shgl |                 |             |     | Kits: 1                     | Rating: Good |                     |           | 1st Res Grid Desc: Line 1 # Units 1                |            |            |     |                    |      |       |            |                                   |              |  |  |
| Color: BEIGE                 |                 |             |     | A Kits:                     | Rating:      |                     |           | Level FY LR DR D K FR RR BR FB HB L O              |            |            |     |                    |      |       |            |                                   |              |  |  |
| View / Desir: N - NONE       |                 |             |     | Frl: 1                      | Rating: Good |                     |           | Other  |            |            |     |                    |      |       |            |                                   |              |  |  |
| GENERAL INFORMATION          |                 |             |     | WSFlue:                     | Rating:      |                     |           | Upper  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Grade: C+ - Average (+)      |                 |             |     | CONDOS INFORMATION          |              |                     |           | Lvl 2  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Year Blt: 1909               |                 | Eff Yr Blt: |     | Location:                   |              |                     |           | Lvl 1  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Alt LUC:                     |                 | Alt %:      |     | Total Units:                |              |                     |           | Lower  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Jurisdct:                    |                 | Fact: .     |     | Floor: 2 - 2nd Floor        |              |                     |           | Totals RM: 8 BR: 3 Baths: 2 HB                     |            |            |     |                    |      |       |            |                                   |              |  |  |
| Const Mod:                   |                 |             |     | % Own: 53.000000000         |              |                     |           | REMODELING RES BREAKDOWN                           |            |            |     |                    |      |       |            |                                   |              |  |  |
| Lump Sum Adj:                |                 |             |     | Name: 134 - 7092            |              |                     |           | Exterior:  |            |            |     | No Unit RMS BRS FL |      |       |            |                                   |              |  |  |
| INTERIOR INFORMATION         |                 |             |     | DEPRECIATION                |              |                     |           | Interior:  |            |            |     | 1 8 3 2            |      |       |            |                                   |              |  |  |
| Avg Ht/FL: STD               |                 |             |     | Phys Cond: GD - Good        | 18. %        | Additions:          |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Prim Int Wal 2 - Plaster     |                 |             |     | Functional:                 | %            | Kitchen:            |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Sec Int Wall: %              |                 |             |     | Economic:                   | %            | Baths:              |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Partition: T - Typical       |                 |             |     | Special:                    | %            | Plumbing:           |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Prim Floors: 3 - Hardwood    |                 |             |     | Override:                   | %            | Electric:           |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Sec Floors: %                |                 |             |     | Total: 18.6 %               |              | Heating:            |           |  |            | Totals     |     |                    |      |       |            |                                   |              |  |  |
| Bsmnt Flr: 12 - Concrete     |                 |             |     | Basic \$ / SQ: 305.00       |              | General:            |           |  |            | 1 8 3      |     |                    |      |       |            |                                   |              |  |  |
| Subfloor:                    |                 |             |     | Size Adj.: 1.12511313       |              | COMPARABLE SALES    |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Bsmnt Gar:                   |                 |             |     | Const Adj.: 0.99989998      |              | Rate                | Parcel ID | Typ  | Date       | Sale Price |     |                    |      |       |            |                                   |              |  |  |
| Electric: 3 - Typical        |                 |             |     | Adj \$ / SQ: 343.125        |              |                     |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Insulation: 2 - Typical      |                 |             |     | Other Features: 91526       |              |                     |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Int vs Ext: S                |                 |             |     | Grade Factor: 1.10          |              |                     |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Heat Fuel: 1 - Oil           |                 |             |     | NBHD Inf: 0.92000002        |              |                     |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Heat Type: 1 - Forced H/Air  |                 |             |     | NBHD Mod:                   |              |                     |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| # Heat Sys: 1                |                 |             |     | LUC Factor: 1.00            |              |                     |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| % Heated: 100                | % AC: 100       |             |     | Adj Total: 860030           |              |                     |           |  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Solar HW: NO                 | Central Vac: NO |             |     | Depreciation: 159966        |              | Juris. Factor:      |           | Before Depr:                                       | 347.24     |            |     |                    |      |       |            |                                   |              |  |  |
| % Com Wal                    | % Sprinkled     |             |     | Depreciated Total: 700065   |              | Special Features: 0 |           | Val/Su Net:  | 316.79     |            |     |                    |      |       |            |                                   |              |  |  |
| MOBILE HOME                  |                 |             |     | WtAv\$/SQ: 860030           |              | Final Total: 700100 |           | Val/Su SzAd:                                       | 316.79     |            |     |                    |      |       |            |                                   |              |  |  |
| SPEC FEATURES/YARD ITEMS     |                 |             |     | PARCEL ID 172.0-0010-0001.A |              |                     |           | IMAGE  |            |            |     |                    |      |       |            |                                   |              |  |  |
| Code                         | Description     | A           | Y/S | Qty                         | Size/Dim     | Qual                | Con       | Year   | Unit Price | D/S        | Dep | LUC                | Fact | NB Fa | Appr Value | JCod/JFact                        | Juris. Value |  |  |
| 3                            | Garage          | D           | Y   | 1                           | 10 X20       | A                   | GD        | 1930   | 27.50      | T          | 30  | 102                |      |       | 3,900      |                                   | 3,900        |  |  |
| More: N                      |                 |             |     | Total Yard Items: 3,900     |              |                     |           | Total Special Features:                            |            |            |     | Total: 3,900       |      |       |            | AssessPro Patriot Properties, Inc |              |  |  |